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**ARCHITECTS  
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December 21, 2018

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Southern Landing  
Preliminary Site Plan Review  
Millville, Delaware  
GMB File No. R180278.00

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plan dated November 20, 2018, as prepared by Land Design, Inc. and submitted by Miken Builders for the proposed Southern Landing subdivision. The proposed subdivision is located on Tax Map Parcels 134-12.00-419.00 and 134-12.00-419.01 with planned entrances from Cedar Drive and Old School Lane. The submission was reviewed per Town of Millville Code Sections 125 Subdivision of Land and 155 Zoning, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

1. Per Town Code Section 125-31: Streetlights shall be required in all subdivisions unless specifically exempted by the Town Council. The installation of streetlights, including number, type, and spacing, shall be as specified by the Town Council or its staff.
2. Per Town Code Section 125-36, Subsection D, Item 1: The preliminary plan shall show a location map at a scale of one inch equals 400 feet. **Please show the location Map with the scale of one inch equals 400 feet.**
3. Per Town Code Section 125-36, Subsection D, Item 9: The preliminary plan shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property. **Show the location of all the proposed easements, storm drains are shown running thru lots without easements. Show the width of the ROW at the cul-du-sac.**

JAMES H. WILLEY, JR., PE  
PETER A. BOZICK, JR., PE  
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4. Per Town Code Section 125-36, Subsection D, Item 15: The preliminary plan shall show the location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **The location of all proposed signs shall be shown.**
  - a. **The location and dimensions of proposed water and sewer utilities shall be shown.**
  - b. **Review and verify the Tax ditch easement, on the DNREC website it is shown as 80 feet from the top of bank.**
5. Per Town Code Section 125-36, Subsection D, Item 16: The preliminary plan shall show the location and width of all proposed streets and rights-of-way. **Show the width of the ROW at the cul-du-sac.**
6. Per Town Code Section 125-36, Subsection D, Item 17: The preliminary plan shall show the locations and dimensions of all lots. **The lot width is shown on plans at a minimum also show the lot depth. The area labels for lots 8, 17 and 18 are missing from the plan.**
7. Per Town Code Section 125-36, Subsection D, Item 22: The preliminary plan shall show the landscaping plan. **Please provide a preliminary landscaping plan.**
8. Per Town Code Section 155-10, Subsection E: Area and Yard requirements. The minimum lot frontage is 60 feet for all uses in the residential district except where otherwise provided. **Lot 16 is shown with a lot frontage of 50.5 feet. Please revise the plan to show lot 16 with the required lot frontage.**
9. Per Town Code Section 155-32, Subsection A: Stormwater retention ponds designed to be a true wet pond will be designed in such a manner as to provide adequate aeration using such devices as fountains or aerators, etc.
10. Per Town Code Section 155-66, Subsection E, Item 3, part (a): The preliminary plan shall show the Geographical location, showing existing zoning districts boundaries; small key map giving the general location of the parcel to the remainder of the Town; the site in relation to all remaining property owners and surrounding property within the distance of 250 feet of the applicant's property; Tax Map and parcel number; name of the development. Plan shall cite deed book volume and page reference, referencing the volume and page in which the current deed and ownership to the property may be found in the Recorder of Deeds' office, Georgetown, DE; **The Developer shall show all surrounding**

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**property within the distance of 250 feet of the applicant's property and shall show the existing Zoning boundaries.**

11. Per Town Code Section 155-66, Subsection E, Item 3, part (i): The preliminary plan shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property; **Show all proposed drainage easements.**
12. Per Town Code Section 155-66, Subsection E, Item 3, part (r): The preliminary plan shall show the location of the width of all proposed streets and rights-of-way. **Show the width of the ROW at the cul-du-sac.**
13. Per Town Code Section 155-66, Subsection E, Item 3, part (p): The preliminary plan shall show the location and nature of all proposed construction, including but not limited to buildings, streets, sidewalks, parking, driveways, loading areas, signs and utilities; **Show all proposed signs and utilities.**
14. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review.

**Permits Required for Proposed Site Work**

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. DNREC – Sanitary Sewer System Permit.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.
7. Any other permits/approvals necessary to develop the project.



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If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Sr. Project Engineer

AJL/ccd